



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

Tentative Notice of Action

*Promoting the wise use of land
Helping build great communities*

MEETING DATE August 19, 2005 LOCAL EFFECTIVE DATE September 2, 2005 APPROX FINAL EFFECTIVE DATE September 23, 2005	CONTACT/PHONE Valerie Tallerico 781- 5136	APPLICANT Jeff & Karen Cederberg	FILE NO. DRC2004-00273
SUBJECT Hearing to consider request by Jeff and Karen Cederberg for a Minor Use Permit/Coastal Development Permit to allow a 640 square foot expansion of a single-family residence including an expanded living room, entry, bathroom, and study. The project will result in no disturbance of a 9000 square foot parcel. The proposed project is within the Residential Single Family land use category and is located at 2618 Rodman Drive, Los Osos. The site is in the Estero planning area.			
RECOMMENDED ACTION Approve Minor Use Permit/Coastal Development Permit DRC2004-00273 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION A Class 3 Categorical Exemption was issued on July 18, 2005 (ED05-028).			
LAND USE CATEGORY Residential Single Family	COMBINING DESIGNATION Local Coastal Program, Coastal Appealable Zone	ASSESSOR PARCEL NUMBER 074-481-027	SUPERVISOR DISTRICT(S) 2
PLANNING AREA STANDARDS: Architectural Control Committee, Minimum Floor Area, Driveway Construction, Setbacks, Height Limitations <i>Does the project meet applicable Planning Area Standards: Yes - see discussion</i>			
LAND USE ORDINANCE STANDARDS: Local Coastal Program and Coastal Appealable Zone <i>Does the project conform to the Land Use Ordinance Standards: Yes - see discussion</i>			
FINAL ACTION This tentative decision will become the final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14-calendar day local appeal period after the administrative hearing. The applicant is encouraged to call the Central Coast District Office of the Coastal Commission in Santa Cruz at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process.			
<small>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242</small>			

EXISTING USES: The site currently has a single-family residence with attached garage.	
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Residential <i>East:</i> Unused <i>South:</i> Residential <i>West:</i> Pubic Road	
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Los Osos Community Advisory Council, Public Works, Cabrillo Property Owners' Association, Building Division, CDF, Los Osos Community Services District, Cal Trans and the California Coastal Commission	
TOPOGRAPHY: Nearly Level	VEGETATION: Ornamental Landscaping
PROPOSED SERVICES: Water supply: Community system- Cal Cities Water Sewage Disposal: Individual septic system Fire Protection: CDF Los Osos	ACCEPTANCE DATE: July 8, 2005

DISCUSSION

PLANNING AREA STANDARDS:

Architectural Control Committee: The Architectural Control Committee for Cabrillo Estates must review and approve all grading and building plans before a permit can be issued. *The Architectural Control Committee recommends approval of this project.*

Minimum Floor Area: All homes in Cabrillo Estates must have a minimum floor area of 1200 square feet. *This project meets and exceeds this requirement with 2961 square feet of living space.*

Driveway Construction: Each lot must have a concrete driveway at least 9 feet wide and 3-1/2 inches thick, built in accordance with county standards from the approach apron to the garage. This project does not purpose any alterations to the existing driveway, which is in compliance with those requirements.

Setbacks: The setbacks for a single-family dwelling are as follows: 25 feet front; 5 feet side; 10 feet corner side, and 8 feet rear. *The plans are in accordance with the setback requirements with a 25-foot front setback, a 20-foot rear setback and 5-foot side setbacks.*

Height Limitations: The maximum height of buildings shall be 15 feet above the highest point of the lot measured from the highest point of the roof. *The project meets this standard with an above lot highpoint of 11'-6" as proposed.*

LAND USE ORDINANCE STANDARDS:

Local Coastal Program/Coastal Appealable Zone: The project site is located in the California Coastal Zone as determined by the California Coastal Act of 1976 and is subject to the provisions of the local coastal plan. The project area is also located within an area that is appealable to the California Coastal Commission.

COASTAL PLAN POLICIES:

Shoreline Access: ☒ N/A Policy No(s):
Recreation and Visitor Serving: ☒ N/A Policy No(s):
Energy and Industrial Development: ☒ N/A Policy No(s):
Commercial Fishing, Recreational Boating and Port Facilities: ☒ N/A Policy No(s):
Environmentally Sensitive Habitats: ☒ N/A Policy No(s):
Agriculture: ☒ N/A Policy No(s):
Public Works: ☒ N/A Policy No(s):
Coastal Watersheds: ☒ N/A Policy No(s):
Visual and Scenic Resources: ☒ N/A Policy No(s):
Hazards: ☒ N/A Policy No(s):
Archeology: ☒ N/A Policy No(s):
Air Quality: ☒ N/A Policy No(s):

Does the project meet applicable Coastal Plan Policies: Yes, as conditioned

COMMUNITY ADVISORY GROUP COMMENTS:

AGENCY REVIEW:

Public Works- None received as of July 18, 2005.
Los Osos Community Advisory Council- None received as of July 18, 2005.
Building Division- Verify that septic system can handle additional bedroom.
CDF Los Osos – None received as of July 18, 2005.
Los Osos Community Services District – Recommends mitigation for storm drainage during wet weather period (October-May).
Cal Trans – None received as of July 18, 2005.
California Coastal Commission – None received as of July 18, 2005.
Cabrillo Property Owners' Association – Recommended approval

LEGAL LOT STATUS:

The 1 lot was legally created by a recorded map at a time when that was a legal method of creating lots.

EXHIBIT A - FINDINGS

CEQA Exemption

- A. The project qualifies for a Categorical Exemption Class 3 pursuant to CEQA Guidelines Section 15303 because the project is a minor addition to an existing single-family structure.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the 640 square foot expansion of a single family home does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the project is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Rodman Drive a local road constructed to a level able to handle any additional traffic associated with the project.

Coastal Access

- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

EXHIBIT B - CONDITIONS OF APPROVAL

Approved Development

1. This approval authorizes:
 - a. A 640 square foot expansion of a single-family residence including an expanded living room, entry, bathroom, and study. The project will result in no disturbance of a 9000 square foot parcel.
 - b. Maximum height is 11'-6" from average natural grade.

Conditions required to be completed at the time of application for construction permits

Site Development

2. Plans submitted shall show all development consistent with the approved site plan, floor plan, architectural elevations and landscape plan.
3. The applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Fire Safety

4. All plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, prepared by the CDF/County Fire Department for this proposed project.

Services

5. The applicant shall provide a letter from Los Osos Community Services District stating they are willing and able to service the property.
6. The applicant shall submit evidence that a septic system, adequate to serve the proposal, can be installed on the site.

Conditions to be completed during project construction

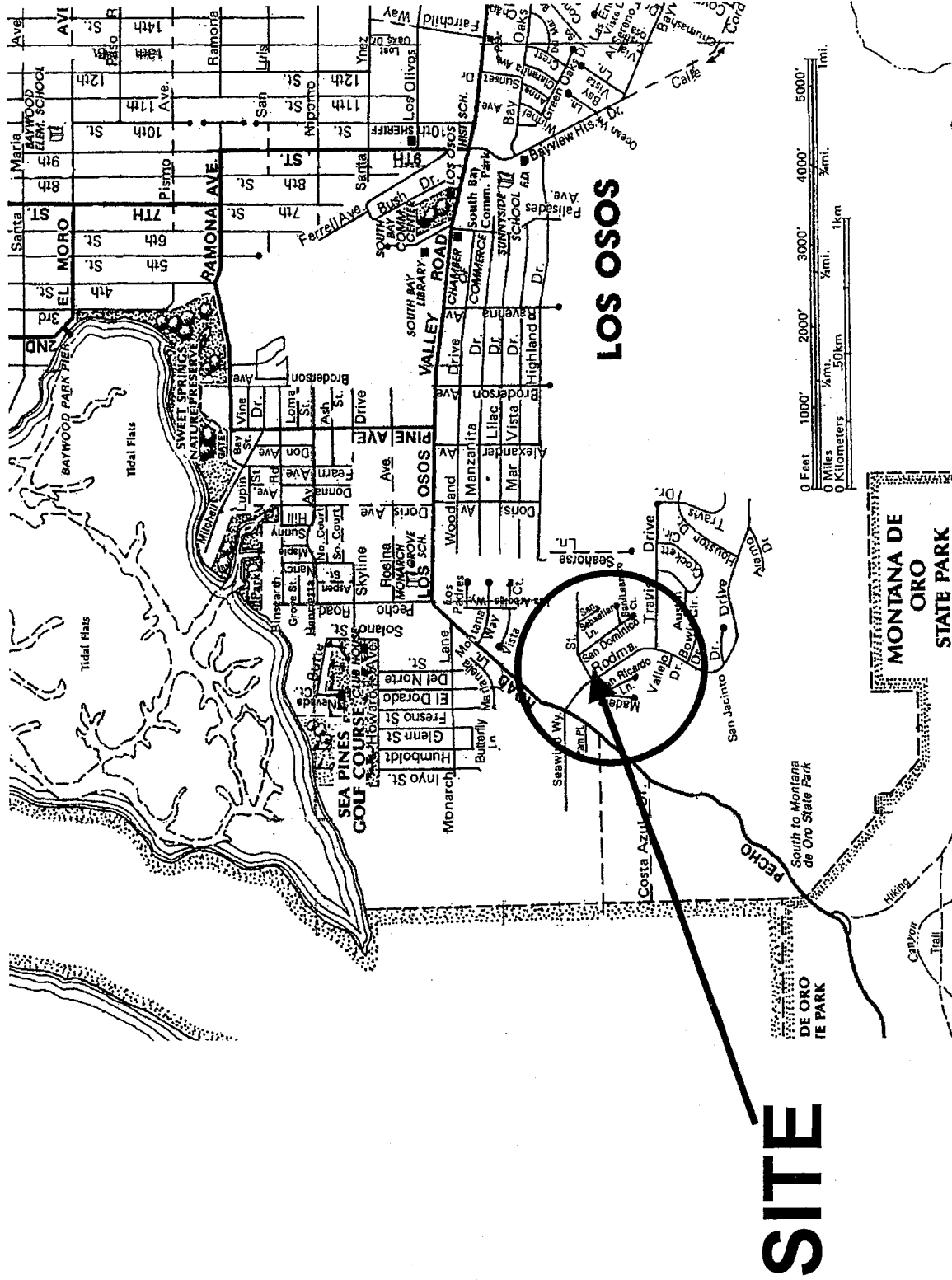
Building Height

8. The maximum height of the project is 11' 6" feet from the highpoint of the natural grade.
 - a. **Prior to any site disturbance**, a licensed surveyor or civil engineer shall stake the lot corners, building corners, and establish average natural grade and set a reference point (benchmark).
 - b. **Prior to approval of the foundation inspection**, the benchmark shall be inspected by a building inspector prior to pouring footings or retaining walls, as an added precaution.

- c. **Prior to approval of the roof nailing inspection**, the applicant shall provide the building inspector with documentation that gives the height reference, the allowable height and the actual height of the structure. This certification shall be prepared by a licensed surveyor or civil engineer.

On-going conditions of approval (valid for the life of the project)

9. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 23.02.042 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
10. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Land Use Ordinance.



PROJECT

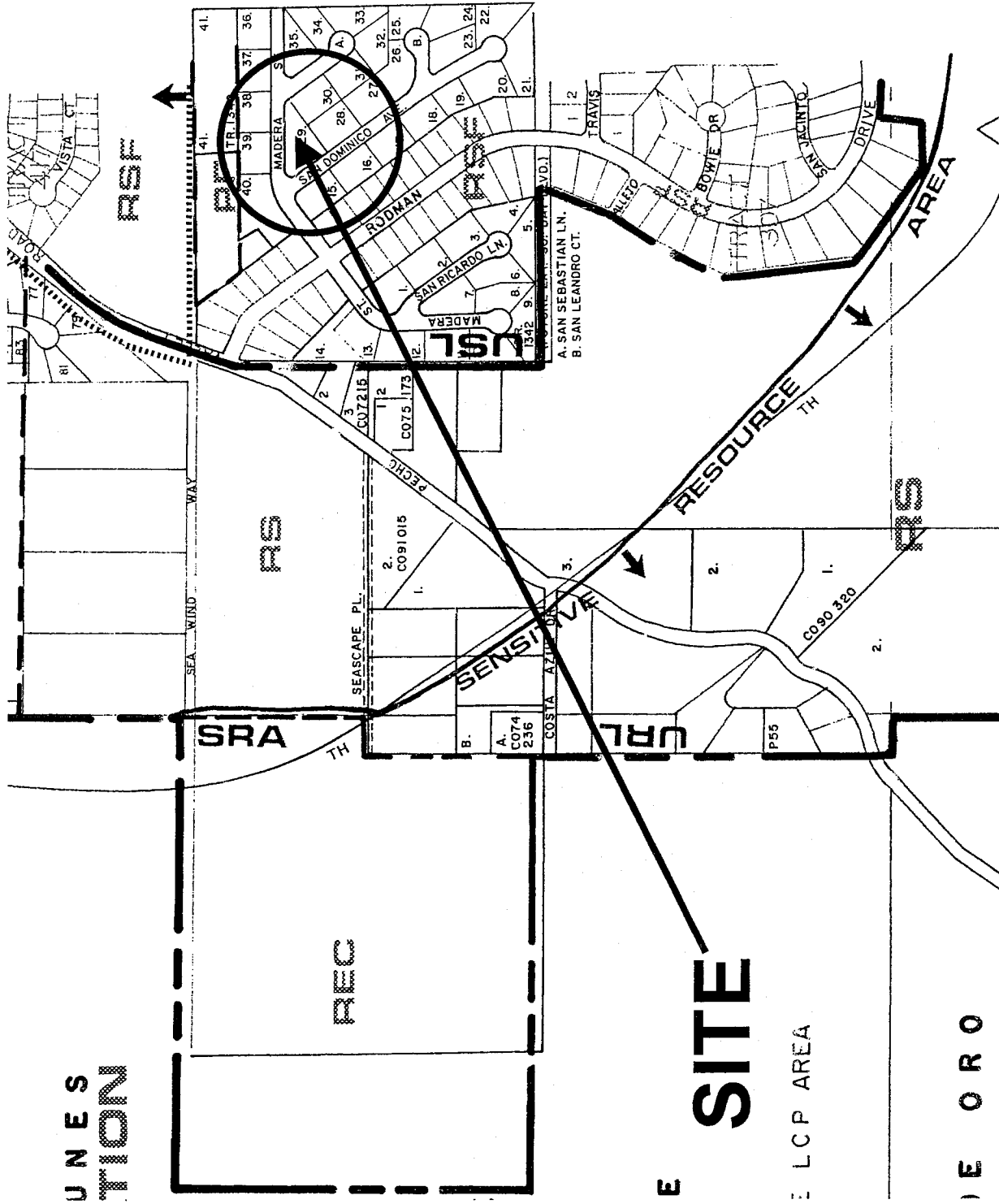
Minor Use Permit

Cederberg DRC2004-00273

EXHIBIT

Vicinity Map



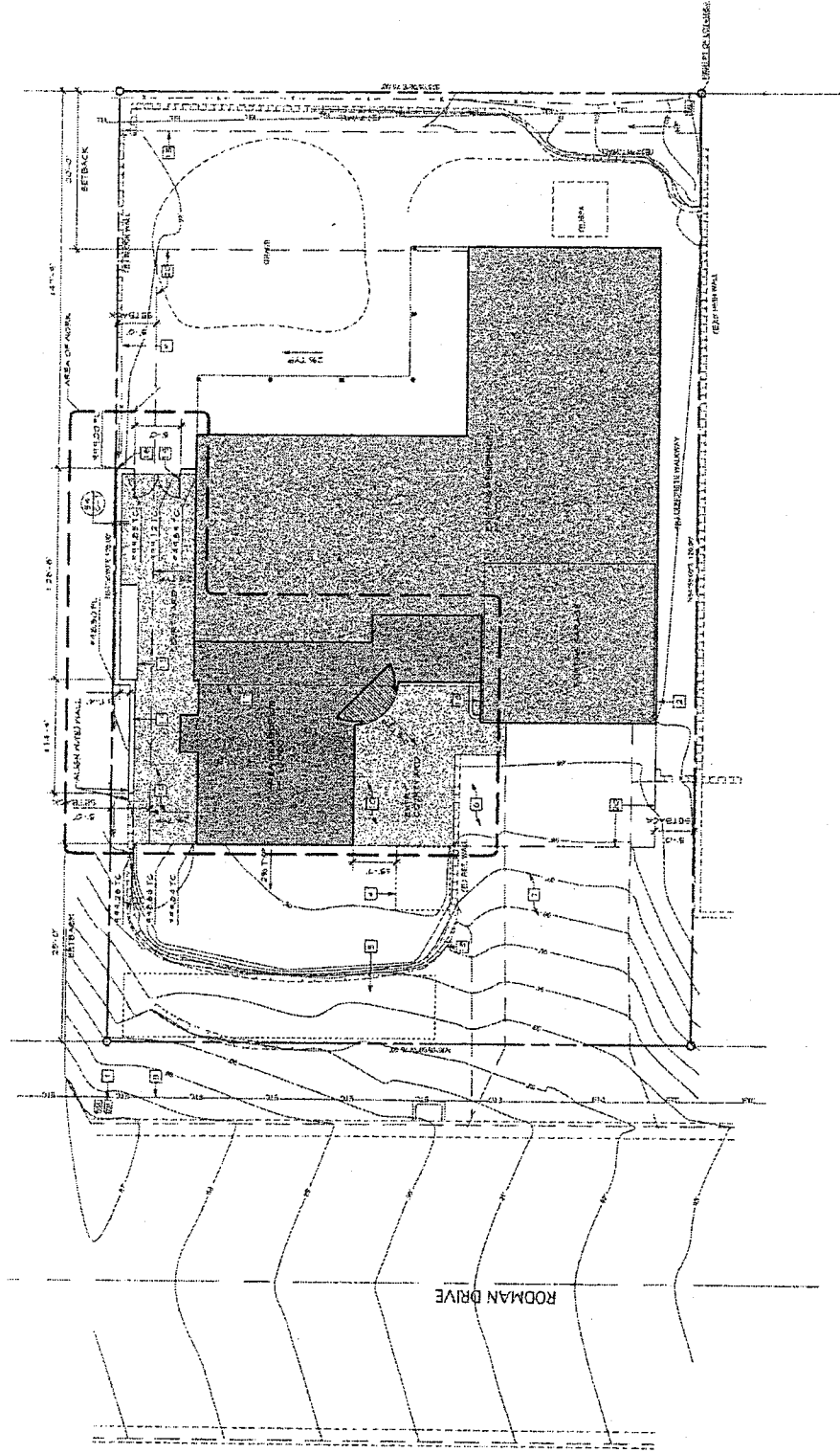


PROJECT

Minor Use Permit
Cederberg DRC2004-00273

EXHIBIT

Land Use Category



PROJECT

Minor Use Permit
Cederberg DRC2004-00273

EXHIBIT

Site Plan



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Minor Use Permit
Cederberg DRC2004-00273



Demolition Plan

Architectural floor plan of the 1st floor of a building. The plan shows a complex layout with various rooms, corridors, and a central circular area. The plan includes dimensions, room numbers, and a wall legend.

Room Numbers and Dimensions:

- 101-102: 10'-0" x 10'-0"
- 103-104: 10'-0" x 10'-0"
- 105-106: 10'-0" x 10'-0"
- 107-108: 10'-0" x 10'-0"
- 109-110: 10'-0" x 10'-0"
- 111-112: 10'-0" x 10'-0"
- 113-114: 10'-0" x 10'-0"
- 115-116: 10'-0" x 10'-0"
- 117-118: 10'-0" x 10'-0"
- 119-120: 10'-0" x 10'-0"
- 121-122: 10'-0" x 10'-0"
- 123-124: 10'-0" x 10'-0"
- 125-126: 10'-0" x 10'-0"
- 127-128: 10'-0" x 10'-0"
- 129-130: 10'-0" x 10'-0"
- 131-132: 10'-0" x 10'-0"
- 133-134: 10'-0" x 10'-0"
- 135-136: 10'-0" x 10'-0"
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- 181-182: 10'-0" x 10'-0"
- 183-184: 10'-0" x 10'-0"
- 185-186: 10'-0" x 10'-0"
- 187-188: 10'-0" x 10'-0"
- 189-190: 10'-0" x 10'-0"
- 191-192: 10'-0" x 10'-0"
- 193-194: 10'-0" x 10'-0"
- 195-196: 10'-0" x 10'-0"
- 197-198: 10'-0" x 10'-0"
- 199-200: 10'-0" x 10'-0"

Wall Legend:

- 1. 1/2" THICK CONCRETE WALL
- 2. 1/2" THICK BRICK WALL
- 3. 1/2" THICK CEMENT PLASTER WALL
- 4. 1/2" THICK Gypsum Board Wall
- 5. 1/2" THICK Acoustic Ceiling
- 6. 1/2" THICK Acoustic Floor
- 7. 1/2" THICK Acoustic Partition
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WALL LEGEND

	1990	1991	1992
1990-1991	1.00	1.00	1.00
1991-1992	1.00	1.00	1.00
1992-1993	1.00	1.00	1.00
1993-1994	1.00	1.00	1.00
1994-1995	1.00	1.00	1.00
1995-1996	1.00	1.00	1.00
1996-1997	1.00	1.00	1.00
1997-1998	1.00	1.00	1.00
1998-1999	1.00	1.00	1.00
1999-2000	1.00	1.00	1.00
2000-2001	1.00	1.00	1.00
2001-2002	1.00	1.00	1.00
2002-2003	1.00	1.00	1.00
2003-2004	1.00	1.00	1.00
2004-2005	1.00	1.00	1.00
2005-2006	1.00	1.00	1.00
2006-2007	1.00	1.00	1.00
2007-2008	1.00	1.00	1.00
2008-2009	1.00	1.00	1.00
2009-2010	1.00	1.00	1.00
2010-2011	1.00	1.00	1.00
2011-2012	1.00	1.00	1.00
2012-2013	1.00	1.00	1.00
2013-2014	1.00	1.00	1.00
2014-2015	1.00	1.00	1.00
2015-2016	1.00	1.00	1.00
2016-2017	1.00	1.00	1.00
2017-2018	1.00	1.00	1.00
2018-2019	1.00	1.00	1.00
2019-2020	1.00	1.00	1.00
2020-2021	1.00	1.00	1.00
2021-2022	1.00	1.00	1.00
2022-2023	1.00	1.00	1.00
2023-2024	1.00	1.00	1.00
2024-2025	1.00	1.00	1.00
2025-2026	1.00	1.00	1.00
2026-2027	1.00	1.00	1.00
2027-2028	1.00	1.00	1.00
2028-2029	1.00	1.00	1.00
2029-2030	1.00	1.00	1.00
2030-2031	1.00	1.00	1.00
2031-2032	1.00	1.00	1.00
2032-2033	1.00	1.00	1.00
2033-2034	1.00	1.00	1.00
2034-2035	1.00	1.00	1.00
2035-2036	1.00	1.00	1.00
2036-2037	1.00	1.00	1.00
2037-2038	1.00	1.00	1.00
2038-2039	1.00	1.00	1.00
2039-2040	1.00	1.00	1.00
2040-2041	1.00	1.00	1.00
2041-2042	1.00	1.00	1.00
2042-2043	1.00	1.00	1.00
2043-2044	1.00	1.00	1.00
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2057-2058	1.00	1.00	1.00
2058-2059	1.00	1.00	1.00
2059-2060	1.00	1.00	1.00
2060-2061	1.00	1.00	1.00
2061-2062	1.00	1.00	1.00
2062-2063	1.00	1.00	1.00
2063-2064	1.00	1.00	1.00
2064-2065	1.00	1.00	1.00
2065-2066	1.00	1.00	1.00
2066-2067	1.00	1.00	1.00
2067-2068	1.00	1.00	

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PROJECT

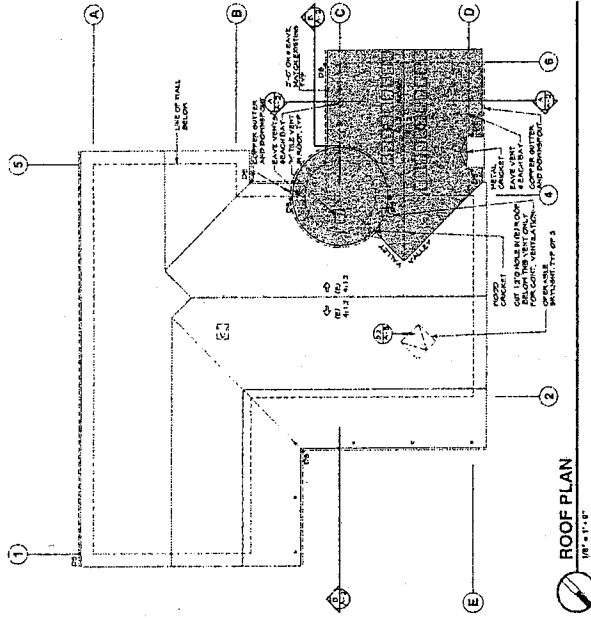
Minor Use Permit

Cederberg DRC2004-00273

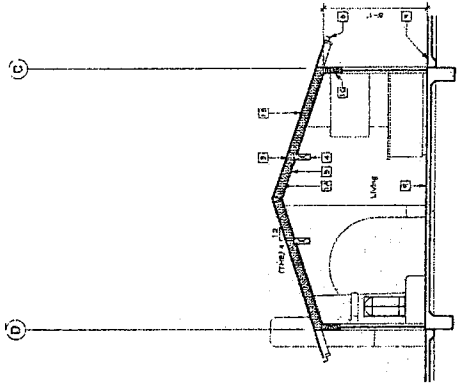


EXHIBIT

Floor Plan



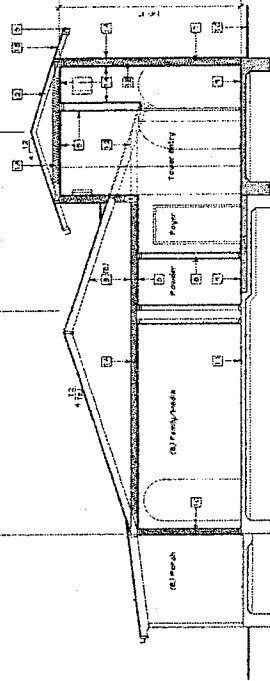
ROOF PLAN
1/8" = 1'-0"



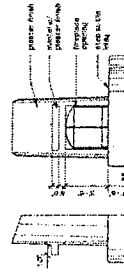
A SECTION
1/8" = 1'-0"

ATTIC VENTILATION REQUIREMENTS

1. ALL ATTIC VENTILATION SHALL BE PROVIDED BY MEANS OF A MECHANICAL OR NATURAL MEANS.
2. MECHANICAL VENTILATION SHALL BE PROVIDED BY MEANS OF A MECHANICAL EXHAUST FAN OR MECHANICAL INTAKE FAN.
3. NATURAL VENTILATION SHALL BE PROVIDED BY MEANS OF A MECHANICAL EXHAUST FAN OR MECHANICAL INTAKE FAN.



B SECTION
1/8" = 1'-0"



44 FIREPLACE ELEVATION
1/8" = 1'-0"

PROJECT

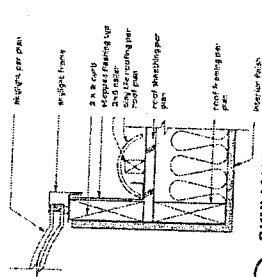
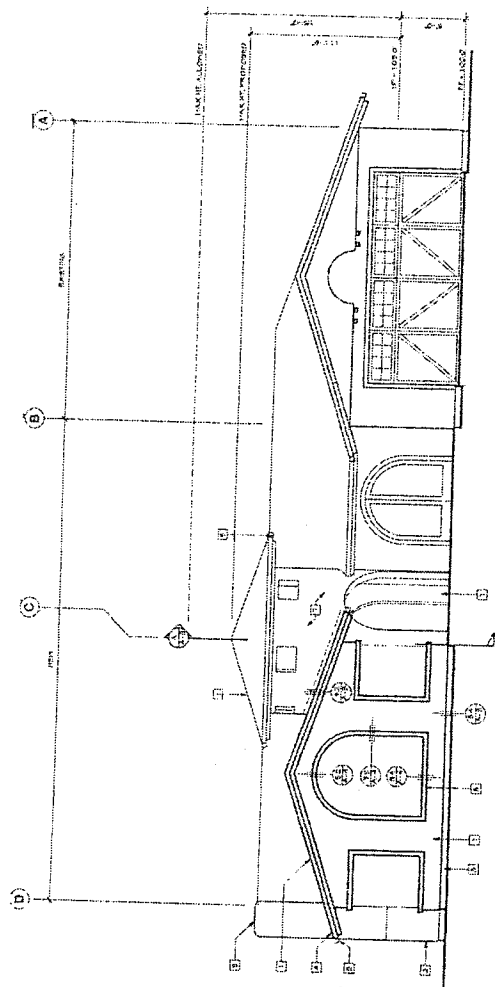
Minor Use Permit
Cederberg DRC2004-00273

EXHIBIT

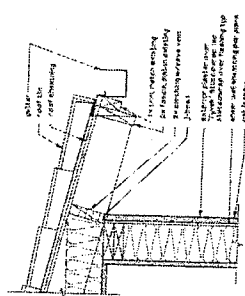


Vicinity Map

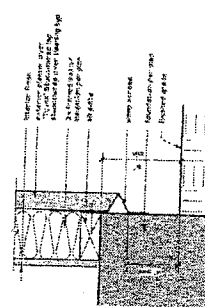
SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



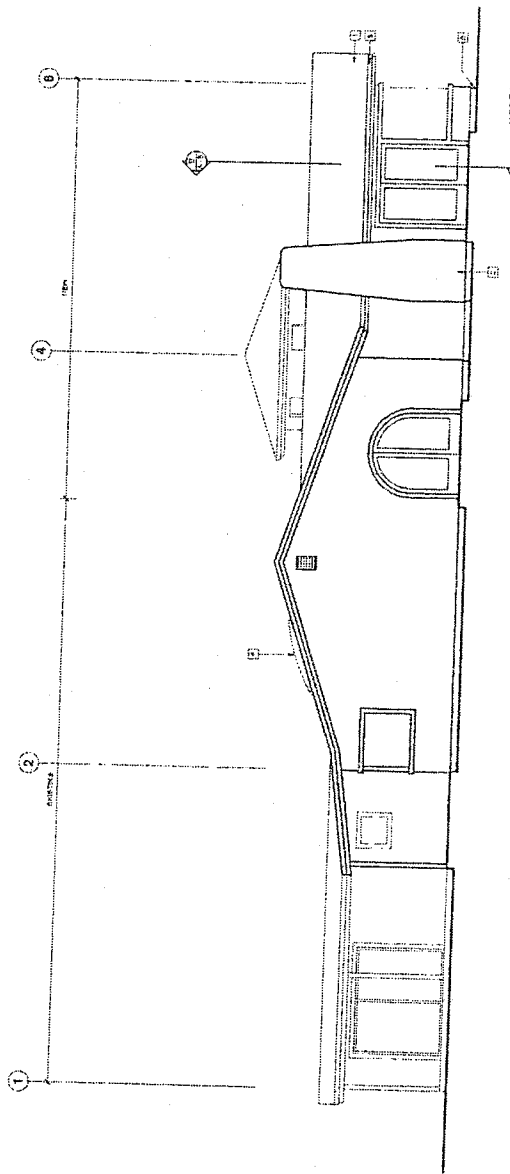
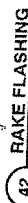
52 SKYLIGHT



EAVE VENT



WEEP SCREEN



EXTERIOR EVALUATIONS

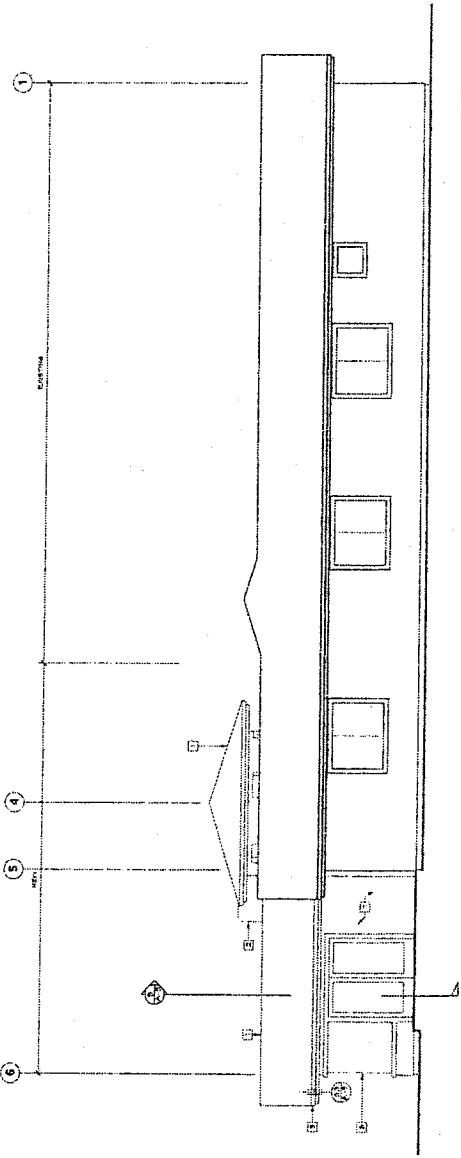
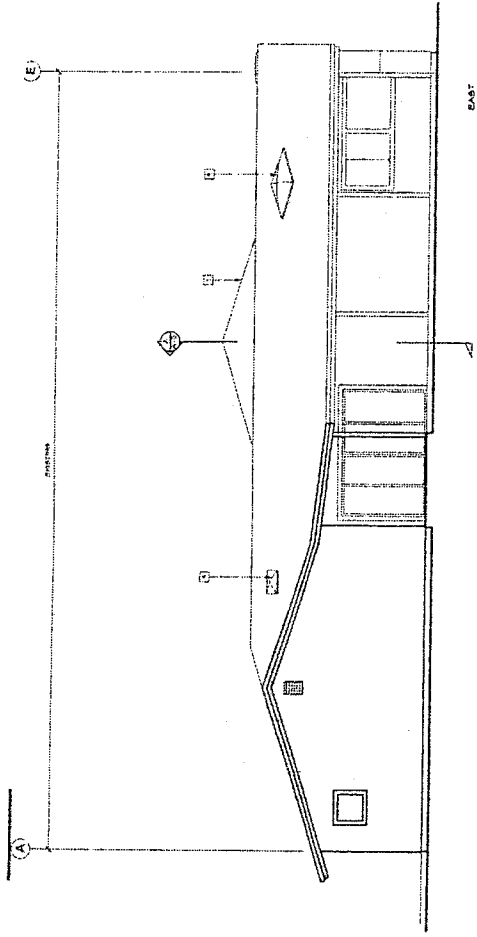


PROJECT

Minor Use Permit
Cederberg DRC2004-00273

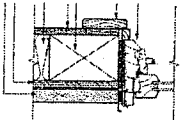
EXHIBIT

Elevation



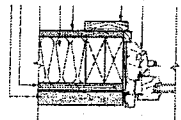
EXTERIOR ELEVATIONS
1/8" = 1' - 0"

structural steel & supports
as shown
provide joint extensions for
connections in top
provide floor or one bearing
applied to top plate



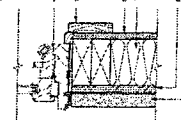
52 HEAD

provide window & support
as shown
provide joint extensions for
connections in top
provide floor or one bearing
applied to top plate



53 JAMB

provide window & support
as shown
provide joint extensions for
connections in top
provide floor or one bearing
applied to top plate



54 SILL

PROJECT

Minor Use Permit
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EXHIBIT

Vicinity Map

